

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R38912

Property Information

property address: 404 E VILLA MARIA

legal description: RESTWOOD #1, BLOCK 2, LOT D,E & PT OF F

owner name/address: HANSON, ALFREDE

404 E VILLA MARIA RD  
BRYAN, TX 77801-3153

full business name:

land use category: Single family residential

type of business:

current zoning: C2

occupancy status: occupied

lot area (square feet): 21,141

frontage along Texas Avenue (feet): n/a

lot depth (feet): 114.8

sq. footage of building: 2,637

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 2 building height (feet): 17 # of stories: 2

type of buildings (specify): wood & stone

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1939

accessible to the public: ☐ yes ☐ no

possible historic resource: ☒ yes ☐ no

sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☒ yes ☐ no (specify)

car port

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

# of signs: 0 type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no

# of available off-street spaces: 4

lot type: ☐ asphalt ☐ concrete ☒ other gravel

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: Fair

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue** *NA*

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no  
comments: \_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?  
☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?  
\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

*non conforming use (zoned as commercial being used as residential)*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_